

November 30, 2021

Town of Millville  
36404 Club House Road  
Millville, Delaware 19967

Attn: Ms. Deborah Botchie  
Town Manager

Re: Final Site Plan Review – Elevated Storage Tank – Ocean View District, Tidewater Utilities, Inc.  
Review Comments – Response Letter No. 2  
Town of Millville, Baltimore Hundred,  
Sussex County, Delaware  
Project No. TUI01-02

Dear Ms. Botchie:

In response to the review comments, dated August 10, 2021, enclosed, please find 3 sets of the Revised Final Site Plans where all comments have been addressed. The following narrative represents our responses in the same order presented in Mr. Lyons' letter:

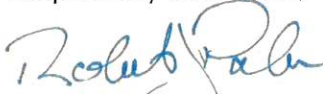
1. **Comment:** *The proposed 20" water line show on sheet UT1.1 near parcels 134-15.00-116.00 and 135-15.00-117.00 does not appear to have a permanent Tidewater Utilities easement. Please confirm with Tidewater. Also, the proposed waterline is 2' from the parcel lines. Will there be enough room to install this waterline without requesting an easement from the property owners of parcel 134-15.00-116.00 and 134-15.00-117.00?*  
**Response:** Acknowledged. Since our last submission, Tidewater Utilities, Inc. (TUI) determined that the Hudson's Reserve Project will be responsible for installing this main. Therefore, the plans have been revised to describe connection to what will be an existing main.
2. **Comment:** *On Sheet UT1.1, construction note 3 is missing on the plan view.*  
**Response:** Acknowledged. This valve will be installed by others.
3. **Comment:** *On Sheet UT1.1, Construction notes 11 and 14 have the hydrant labels reversed from plan view to the construction notes. Please verify and make consistent.*  
**Response:** Acknowledged and addressed.
4. **Comment:** *On Sheet UT1.1, construction note 6-8 need to be shifted plan right to match with the actual locations.*  
**Response:** Acknowledged and addressed.
5. **Comment:** *Please remove the remnants of stationing from the previously proposed 16" waterline and add stationing for the 20" waterline onsite.*

*6. Office of the State Fire Marshal Site Plan Approval – Received.*

*7. Any other permits/approvals necessary to develop the project.*

We trust our responses adequately address your comments; however, please call or email with any additional comments or questions. Following your review and approval of the foregoing, please confirm that the plans are ready for final approval and advise how many sets are required for Town of Millville signature approval.

Respectfully Submitted,



Robert J. Palmer, P.E.  
President | Senior Engineer

Enclosures

cc: Mr. Greg Coury

**Response:** Acknowledged. This main will be installed by others and has been deleted from this project.

6. **Comment:** *The water main profile onsite appears to be off, as the 45° bend shown on the profile seems to be further from the tank, but actual length cannot be determined until plan view stationing is added.*

**Response:** Acknowledged and addressed. The profile stationing represents the construction base line which runs through the center of the tank and perpendicular to the centerline of Roxana Road. The base line stationing has a bearing of S52°12'33"E. As a result, the watermain in profile will be shorter because the water main does not completely run by and with the baseline. Fitting and hydrant locations are left of the baseline a specified distance per the Water Plan Notes on UT1.1.

7. **Comment:** *Planning and Zoning Commission (5/27/21) recommended approval 3-0-2 abstentions, with the stipulation that a trail system be added to the final plans and a letter of no objection from Tidewater be provided stating they would not object to future uses using the Tidewater entrance, provided DelDOT allowed such use. It does not appear that the two stipulations made by Planning and Zoning Commission have been achieved.*

**Response:** Acknowledged and addressed. A shared use path is shown on the plans. Also, a letter of no objection signed by TUI is enclosed.

#### Permits Required for Proposed Site Work

*The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.*

1. *DelDOT – LONO/LONC and Entrance Permit. Developer has stated that an no Objection to The Town issuing Final Site Plan approval from DelDOT has been issued, the Town has not received the letter at this time.*

Acknowledged and addressed. Please refer to the enclosed email from Mr. Bill Kirsch to Ms. Botchie. This project complies with the Small Commercial Entrance process which only requires an entrance construction permit be issued. We cannot pull the entrance construction permit until we have a contractor on board. This work is still in process. Once a contractor is selected, the construction permit will be secured and provided for the Town's records.

2. *DelDOT – Utility permit.*

N/A. No utilities will be constructed in the DelDOT right-of-way by this project.

3. *Office of Drinking Water Approval – Received.*

4. *Federal Aviation Administration Determination of No Hazard to Air Navigation – Received.*

5. *Sussex Conservation District Approval – Received.*